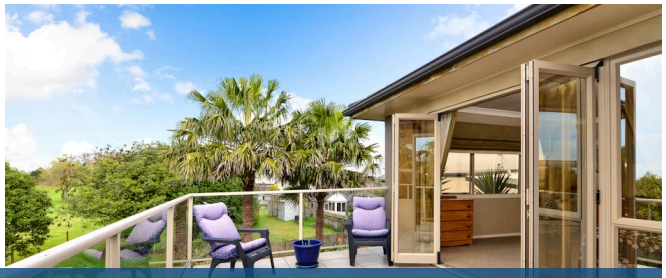
Lugtons

Your home is worth more with Lugton's







18 Gilbert Court, Rototuna

5 1 3 2

Private, peaceful and totally immersive with the outdoors and panoramic views, this substantial tilt slab and plaster home proves you can have it all. Tucked away in a quiet meticulously groomed environment off a small Rototuna cul-de-sac, it delivers well-balanced indoor-outdoor spaces over a 340sqm footprint. An abundance of space and light impresses as you step through the inviting entrance. Profuse glazing throughout and an expansive double-height vestibule-style area opening to a secluded alfresco flood the interiors with sun and frame kaleidoscopic views from dawn to dusk. The media room, fully equipped with a projector, big screen and speakers, is ready for immediate enjoyment. The open living hub goes the extra mile for family functionality and effortless indoor-outdoor living. It embraces a large granite kitchen, a meals area and a casual living zone that eases outdoors to a portico setting, patio and a private barbecue area overlooking grassed Council reserve, Callum Brae golf course and Tauhara Park. Servery windows over the stainless steel sink bench are a boon when entertaining alfresco. The kitchen also features a 900mm oven and gas hob, quality appliances and plumbed-in refrigeration. The fifth bedroom, currently used as an office, is ideal for overnight guests or extended family. Rounding off the ground floor is a guest powder room, a separate laundry and double garage. Upstairs reveals four big double bedrooms, a separate children's lounge that opens to a balcony, a family bathroom with a large bath, and a master suite - this sanctuary has a finely appointed ensuite, a walk-in robe and a balcony where you can sit and admire picturesque district views to Te Aroha. In tune with comfort and ease, the alarmed home has gas and under-tile heating, central vac, and phone and TV points to all bedrooms.

Land area	865 m²
Rateable value	$1,180,000
Rates	$5,167.00





Kerry Hopper
07 838 5870
021 984 173
kerry.hopper@lugtons.co.nz
http://kerryhopper.nz/